

DEPARTMENT OF PLANNING

COUNTY OF MAUI

Amendments to Title MC-12, Chapter 203  
Shoreline Rules for  
the Maui Planning Commission

SUMMARY

1. §12-203-2 is amended.
2. §12-203-3 is amended.
3. §12-203-4 is amended.
4. §12-203-6 is amended.
5. §12-203-7 is amended.
6. §12-203-8 is amended.
7. §12-203-9 is amended.
8. §12-203-10 is amended.
9. §12-203-11 is amended.
10. §12-203-12 is amended.
11. §12-203-12.5 is added.
12. §12-203-13 is amended.
13. §12-203-14 is amended.
14. §12-203-15 is amended.
15. §12-203-16 is amended.
16. §12-203-18 is amended.
17. §12-203-23 is amended.

## “Subchapter 1      General Provisions

12-203-1	Title
12-203-2	Purpose
12-203-3	Applicability
12-203-4	Definitions
12-203-5	Severability

## Subchapter 2      Shoreline Setback Lines; Shoreline Area

12-203-6	Establishment of shoreline setback lines
12-203-7	Request for [a shoreline setback determination or an annual erosion hazard rate amendment] <u>an amendment to a shoreline setback line established by the erosion hazard line</u>
12-203-8	Determination of the shoreline
12-203-9	Site plans
12-203-10	Structures and activities subject to these rules
12-203-11	Prohibited activities within the shoreline area
12-203-12	<u>[Permitted]Allowable</u> structures and activities within the shoreline [setback] area.
12-203-12.5	<u>Abandoned structures or structures imminently threatened by erosion.</u>
12-203-13	Request for [a determination] approval of structures and activities in the shoreline[setback] area

## Subchapter 3      Variances

12-203-14	Variance application
12-203-15	Criteria for approval of a variance

## Subchapter 4      Enforcement; Penalties

12-203-16	Enforcement
12-203-17	Penalties

## Subchapter 5      Appeals

12-203-18	Appeal of director's decision; filing the notice of appeal
12-203-19	Content of the notice of appeal
12-203-20	Joint or consolidated appeals
12-203-21	Service of the notice of appeal
12-203-22	Payment of fees
12-203-23	Contested case hearing on appeal
12-203-24	Disposition of appeal

Amendments to Title MC-12, Chapter 203  
Shoreline Rules for  
the Maui Planning Commission

1. Section 12-203-2 is amended to read as follows:

“§12-203-2 Purpose. (a) The purpose of this chapter is to establish shoreline rules that regulate the use and activities of land within the shoreline environment in order to protect the safety and welfare of the public by providing protection from coastal natural hazards; and to ensure that the public use and enjoyment of our coastal resources are preserved and protected for future generations in accordance with the Hawaii coastal zone management law, Hawaii Revised Statutes chapter 205A.

(b) One of the most important and significant natural resources of the County of Maui is its shoreline environment. Due to competing demands for utilization and preservation of the beach and ocean resources, it is imperative:

- (1) That use and enjoyment of the shoreline area be ensured for the public to the fullest extent possible;
- (2) That the natural shoreline environment be preserved;
- (3) That [man-made] constructed features in the shoreline area be limited to features compatible with the shoreline area;
- (4) That the natural movement of the shoreline be protected from development;
- (5) That the quality of scenic and open space resources be protected, preserved, and where desirable, restored; and
- (6) That adequate public access to and along the shoreline be provided.

These steps are necessary because development and other [man-made] constructed improvements have resulted in encroachment of structures near the shoreline and, in numerous instances, erosion and other disturbances affecting the natural movement of the shoreline. Moreover, these steps are also necessary because the Hawaiian Islands are subject to coastal natural hazards such as tsunamis, high wave action, sea level rise, hurricanes, coastal flooding, and coastal erosion that pose hazards to residences and other structures near the shoreline. [These hazards may also necessitate the need to harden the shoreline to protect structures which may have an adverse impact on the environment. Further, continual replacement of structures damaged or destroyed by ocean conditions may cause an economic hardship to other flood insurance policy holders by the increase in premiums. Consequently, the purpose of this chapter is to establish shoreline rules which regulate the use and activities of land within the shoreline environment in order to protect the health, safety, and welfare of the public by providing minimum protection from known coastal natural hazards; and to ensure that the public use and enjoyment of our shoreline resources are preserved and protected for future generations in accordance with

the Hawaii coastal zone management law, HRS chapter 205A.] Shoreline hardening has historically been the response to impacts from coastal hazards such as shoreline erosion, and this approach is now widely recognized in most cases to have an adverse impact on neighboring properties and the beach system. To prioritize coastal resilience, and to preserve and restore coastal and cultural resources, preferred alternatives include options for nature-based protection, and to avoid, accommodate, or shift away from coastal hazards." [Eff 11/27/03] (Auth: HRS Chapter 205A, Parts I and III; Maui County Charter §§8-8.4, 13-2(15)) (Imp: HRS §§205A-1, 205A-2, 205A-43, 205A-43.5, 205A-43.6, 205A-45, 205A-49)

2. Section 12-203-3 is amended to read as follows:

"§12-203-3 Applicability. These rules shall be applicable to all lands located within the shoreline area of the Island of Maui, County of Maui, State of Hawaii. The director shall administer this chapter." [Eff 11/27/03] (Auth: HRS Chapter 205A, Parts I and III; Maui County Charter §§8-8.4, 13-2(15)) (Imp: HRS §§205A-1, 205A-2, 205A-43, 205A-43.5, 205A-43.6, 205A-45, 205A-49)

3. Section 12-203-4 is amended to read as follows:

"§12-203-4 Definitions. For purposes of this chapter, unless it is plainly evident from the context that a different meaning is intended, certain words and phrases used herein shall be defined as follows:

"Adversely affect beach processes" means to pose a potential immediate or future detrimental effect on beach processes as a result of a structure or activity located within the shoreline [setback] area, or to pose the need to artificially fix the shoreline.

["Annual erosion hazard rate" means the annual rate of coastal erosion calculated according to the methodology developed by the university of Hawaii along transects placed at regular intervals of approximately sixty-six feet and as indicated on maps on file with the department. Said rates shall be updated on a regular basis at least once every ten years, provided funding is budgeted for the purpose; or pursuant to an annual erosion hazard rate amendment approved in accordance with section 12-203-7. Land area outside of the boundary of these maps shall have no annual erosion hazard rate. Where the shoreline is fixed by:

(1) Artificial structures that are nonconforming or that have been approved by appropriate government agencies and for which engineering drawings exist to locate the interface between the shoreline and the structure, or

(2) Exposed natural stabilized geographic features such as cliffs and rock formations, the annual erosion hazard rate shall cease at the interface.

"Artificially fix the shoreline" means to permanently establish the

shoreline.

"Average lot depth" means the measurement obtained by adding the lengths of the two sides of a lot which are at or near right angles with the shoreline to the length of a line obtained by drawing a line from a point in the center of the makai side of the lot to a point in the center of the mauka side of the lot and dividing the resulting sum by three.

"Beach nourishment" means the technique of placing sand or cobble fill consistent with existing beach conditions along the shoreline to widen the beach and provide a buffer against coastal erosion and wave attack.

"Best Management Practices" or "BMPs" means a set of mitigation actions that are intended to protect the environment from harm and to ensure that water quality and marine resources are protected during all phases of a project or activity.

"Board approval" means approval of the board of land and natural resources pursuant to HRS section 183-C, as amended.

"Calamity" means any episodic non-chronic event producing sudden and severe damage or risk of imminent severe damage or threat to public health or safety within the reasonably foreseeable future.

"Certified shoreline survey" means the actual field location of the shoreline prepared by a land surveyor registered in the State of Hawaii that is signed, dated, and certified by the chairperson of the board of land and natural resources.

"Coastal dune" means one of possibly several continuous or nearly continuous mounds or ridges of unconsolidated sand continuous and immediately landward of the beach, situated so that it may be accessible to storm waves and seasonal high waves for release to the beach or offshore waters as defined by chapter 20.08, Maui County Code.

"Coastal erosion" means the wearing away of coastal lands, usually by wave attack, tidal or littoral currents, or wind. Coastal erosion is synonymous with shoreline (vegetation line) retreat.

**["Coastal erosion hazard zone" shall include all of the land area between the shoreline and a line as established by measuring twenty-feet plus a distance of fifty times the annual erosion hazard rate from the shoreline.]**

"Coastal hazards" means **[hazards created by and limited to coastal processes which are generated from waves or tides.]** any tsunami, hurricane, wind, wave, storm surges, high tide, flooding, erosion, sea level rise, subsidence, or point and nonpoint source pollution, as defined by HRS 205A-1.

"Commission" means the Maui planning commission.

"Department" means the department of planning of the County of Maui.

"Development plan" means a detailed drawing to scale that shows the proposed activity or structure and all areas where work will be performed. The plan shall include:

- (1) Property boundaries;
- (2) All existing natural and constructed features and conditions that occur within the proposed area of work; and

(3) All proposed modifications to existing features, such as excavation or other ground-altering activity (length, width, and depth), and proposed new features and conditions.

The director may require that the plan include an accurate instrument survey of the lot as well as cross sections of the lot at designated locations to be prepared by a surveyor licensed in the State of Hawaii.

"Director" means director of the department of planning.

"Dune restoration" means the technique of rebuilding an eroded or degraded dune through one or more various methods, such as [sand fill, drift fencing, or revegetation], etc.].

"Erosion hazard line" (EHL) means the mapped, 80 percent, cumulative probability contour of the coastal erosion hazard zone with 3.2 feet of sea level rise on the date these rules were adopted. The EHL must reflect the best available science as published in peer reviewed literature such as the Hawaii Climate Change Mitigation and Adaptation Commission's 2017 Hawaii Sea Level Rise Vulnerability and Adaptation Report, as accessible within the Hawaii Sea Level Rise Viewer hosted by the Pacific Islands Ocean Observing System,. The EHL and resulting setback mapped by the Department may need to be updated to reflect future updates and reports based on best available science, with such updates being subject to adoption by the commission.

"Estuary" means that part of a river or stream or other body of water having unimpaired connection with the open sea, where the sea water is measurably diluted with fresh water derived from land drainage.

"Ground altering" or "ground disturbance" means grading, trenching, digging, grubbing, excavating or otherwise moving soil or other natural material that comprises the surface and subsurface of a parcel of land to the extent that such activity could potentially impact cultural or natural resources as determined by the director.

"HRS" means the Hawaii Revised Statutes, as amended.

"Lot" means a designated parcel, tract, or area of land established by subdivision or as otherwise established prior to the adoption of subdivision laws.

"Irregularly shaped lot" means a flag lot, triangular parcel, lot bordered by ocean on two or more sides, headland, or peninsula.

"Makai" means seaward.

"Mauka" means inland.

"Minimum buildable depth" means the minimum depth that a structure may be constructed taken from a line running makai of and parallel to the frontyard or most landward setback, not to exceed [thirty-five] forty feet in length.

"Minor activity" means an activity that does not adversely impact the existing grade of the setback area and shall be limited to activities related to landscaping, minor clearing (grubbing) of vegetation, and minor grading which is not subject to HRS chapter 343.

"Minor structure" means a [man-made] structure that costs less than [\$125,000,] \$250,000, does not impede the natural movement of the shoreline, and does not significantly alter the existing grade of the shoreline [setback] area,

[and may include but not be limited to:] including the following:

- (1) landscape features[(i.e.,] such as barbecues, lighting, benches, chairs, borders, wooden trellis, fences, railings, bird feeders, signs, and safety improvements[, etc.);
- (2) [movable/portable] movable or portable lifeguard stands;[portable or movable walkways for public access;]
- (3) landscaping and drywells in conjunction with irrigation systems;
- (4) irrigation systems, provided they are directed away from and do not result in impermissible encumbrances to the shoreline;
- (5) outdoor shower and water faucets; [utility poles and accessory structures along existing corridors;] and
- (6) temporary tents for special events not exceeding fourteen consecutive days in duration during any three-month period[.];
- (7) portable or movable walkways for public access, such as wooden or composite boardwalks or dune walkovers or structures providing access that primarily benefit the public, as determined by the director.

A minor structure shall not include a pool, spa, gazebo, fence, [car port,] carport, garage, or [similarly-massed structures] a similarly massed structure of a permanent nature.

“Nonconforming structure/activity, lawful” means a structure or activity [which was lawfully existing] within the shoreline area and [which:

(1) Was] either was completely built or initiated prior to June 22, 1970[;]

or  
[(2) Received either a building permit, board approval, or shoreline area variance prior to June 16, 1989; or

(3) Was outside the shoreline area when it received either a building permit or board approval.] received all applicable and required permits and approvals for all structures and activities prior to the effective date of these rules.

“Nonstructural improvement” or “nonstructural” is or describes any improvement, maintenance, repair or renovation which does not materially alter the load-bearing components essential to the stability of the overall structure. Nonstructural improvements may include, but are not limited to, window or door replacement or additions, reroofing, storage sheds, fencing, signage, low impact development parking lot improvements, addition of solar panels that do not significantly alter building height or previously developed land area, or other activities that do not affect the integrity of a structure as defined in HRS 205A-22.

["Overlay" means the more mauka (landward) Segments of each line, in circumstances where the methods of calculating the shoreline setback line result in two lines that intersect with each other.]

["Plan" means a detailed construction plan drawn to scale that shows the design of a structure proposed to be built within the shoreline area. The plan shall consist of data which include, but which are not be limited to:

- (1) Property boundaries;

- (2) Natural features such as large trees, rock outcroppings;
- (3) Topography in and around the proposed construction; and
- (4) Any other information which identifies the existing condition of the subject parcel of land.

The director may require that the plan include an accurate instrument survey of the lot as well as cross sections of the lot at designated locations to be prepared by a surveyor licensed in the State of Hawaii.】

“Qualified demolition” means the demolition of a structure or structures where such demolition:

- (1) Will not adversely affect beach processes;
- (2) Will not artificially fix the shoreline;
- (3) Will not interfere with public access, except for public safety reasons during demolition operations;
- (4) Will not interfere with public views to and along the shoreline, except during demolition operations;
- (5) Will be consistent with:
  - (A) [Section 12-203-2(5) that states that the quality of scenic and open space resources should be protected, preserved and, where desirable, restored;] The purpose of these rules; and
  - (B) Section 205A-2(c)(3)(C), HRS, which states that an objective and policy of the coastal zone management program is to preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources; and
- (6) Will comply with:
  - (A) Chapter 19.62, Maui County Code, relating to flood hazard areas;
  - (B) Chapter 20.08, Maui County Code, relating to soil erosion and sedimentation control; and
  - (C) Chapter 6E, HRS, relating to historic preservation.

“Reconstruction” means rebuilding more than 75 percent of an entire structure as measured by the current valuation.

“Renovation” means the remodel, update, or upgrade of a structure that does not increase existing height or floor area and is not reconstruction.

“Repair” means the fixing or replacing of any part of an existing structure for the purpose of its maintenance, or renewal of surface treatments such as painting, carpeting, or exterior siding with substantially similar use of materials and location, but does not include expansion of use or intensity, reconstruction or renovation.

“Restaurant dining area” means an outdoor seating area that includes movable tables and chairs, and may include movable umbrellas, for customers of a restaurant where food or beverages are served and consumed; this does not include a bar, kitchen or other facility where food or beverages are prepared.

“Sand” means particles of mineralogic or rock material ranging in diameter from 0.0625 millimeters to 2 millimeters that shall be substantially clean of rubble and debris; shall contain no more than fifteen percent volume of silt which



ranges in diameter from 0.039 millimeters to 0.0625 millimeters and clay which ranges in diameter from 0.00006 millimeters to .0039 millimeters; and shall not consist of artificially crushed coral as defined by chapter 20.08, Maui County Code. Additional specifications on quality, such as for dune or beach restoration purposes, may be required.

“Sea Level Rise Exposure Area” (SLR-XA) means the area of projected land loss (erosion) and flooding (high wave and passive) on the date these rules were adopted and as mapped by the department. The SLR-XA will reflect best available science as published in peer-reviewed literature such as the Hawaii Climate Change Mitigation and Adaptation Commission’s 2017 Hawaii Sea Level Rise Vulnerability and Adaptation Report, as accessible within the Hawaii Sea Level Rise Viewer hosted by the Pacific Islands Ocean Observing System. The SLR-XA may need to be updated to reflect future updates and reports based on best available science, with such updates being adopted by the Commission.

“Shoreline”, as defined in HRS [205A,] section 205A-1 as amended, means the upper reaches of the wash of the waves, other than storm and seismic waves, at high tide during the season of the year in which the highest wash of the waves occurs, usually evidenced by the edge of [natural rather than artificially induced] vegetation growth, or the upper limit of debris left by the wash of the waves [which has been certified by the board of land and natural resources within the preceding twelve months].

“Shoreline area” as defined in HRS section 205A-41, as amended, means all of the land area between the shoreline and the shoreline setback line, and may include the area between mean sea level and the shoreline, provided that if the highest annual wash of the waves is fixed or significantly affected by a structure that has not received all permits and approvals required by law or if any part of any structure in violation of this part extends seaward of the shoreline, then “shoreline area” shall include the entire structure.

“Shoreline hardening” means structures that block or significantly inhibit landward movement of the shoreline and are used to protect structures or other features from erosion and other coastal hazards, to include seawalls, revetments, riprap, and bulkheads. Shoreline hardening does not include beach stabilizing structures, such as groins and breakwaters, designed by a professional engineer to stabilize a sandy beach along an eroding shoreline.

“Shoreline processes” means the natural flow of the ocean which affect the movement of the shoreline area or lands bordering the ocean, including submerged lands.

[“Shoreline setback area” means “shoreline area” as defined in HRS chapter 205A, as amended, which includes all of the land area between the shoreline and the shoreline setback line, provided that if the highest annual wash of the waves is fixed or significantly affected by a structure that has not received all permits and approvals required by law or if any part of any structure in violation of this part extends seaward of the shoreline, then the term “shoreline area” or “shoreline setback area” shall include the entire structure.]

“Shoreline setback line” means that line, as defined in HRS [chapter 205A]

section 205A-41, as amended, running inland from and parallel to the shoreline at a horizontal plane.

“Structural improvement” means any improvement that materially alters load-bearing components essential to the stability of the structure and that does not exceed \$500,000 in valuation.

"Structure" includes, as defined in HRS [chapter 205A] section 205A-41, as amended, [but is not limited to,] any portion of any building, pavement, road, pipe, flume, utility line, fence, groin, wall, or revetment.

“Valuation” means the cost of an activity, building, or structure as determined by real property valuation by the director of finance, an estimated valuation by an architect, engineer, or contractor licensed by the department of commerce and consumer affairs, State of Hawaii, or the director of public works. In the event of a conflict among the estimates, the higher estimate amount shall be used for the purposes of these rules.”

[Eff 11/27/03] (Auth: HRS §§205A-43, 205A-45, 205A-49; Maui County Charter §§8-8.4, 13-2(15)) (Imp: HRS §§205A-1, 205A-2, 205A-22, 205A-41)

4. Section 12-203-6 is amended to read as follows:

“§12-203-6 Establishment of shoreline setback lines. (a) All lots shall have a shoreline setback line that is [the greater of the distances from the shoreline as calculated under the methods listed below or the overlay of such distances:] specific to each lot and established as follows:

[ (i) Twenty-five feet plus a distance of fifty times the annual erosion hazard rate from the shoreline;

(ii) Based on the lot's depth as follows:

(A) A lot with an average lot depth of one hundred feet or less shall have a shoreline setback line twenty-five feet from the shoreline;

(B) A lot with an average lot depth of more than one hundred feet but less than one hundred sixty feet shall have a shoreline setback line forty feet from the shoreline;

(C) A lot with an average lot depth of one hundred sixty feet or more shall have a shoreline setback line located at a distance from the shoreline equal to twenty-five percent of the average lot depth, but not more than one hundred fifty feet.

(iii) For irregularly shaped lots, or where cliffs, bluffs, or other topographic features inhibit the safe measurement of boundaries and/or the shoreline, the shoreline setback line will be equivalent to twenty-five percent of the lot's depth as determined by the Director, to a maximum of one hundred fifty feet from the shoreline.]

(1) For areas where the erosion hazard line is mapped, the shoreline setback line is measured using the same distance used to map the erosion hazard line at the transect or transects applicable to the lot, plus forty feet. The shoreline setback shall be mapped by the department.

(A) An applicant may choose to obtain a shoreline certification pursuant to HAR 13-222, in which case the setback line will be established by applying the distance used to map the erosion hazard line, plus forty feet, from the certified shoreline.

(B) For areas where the erosion hazard line is mapped and where a shoreline is accreting or where known geologic information indicates a rock formation that is erosion resistant, as determined by the director, the shoreline setback line shall be established pursuant to 12-203-6(a)(2).

(2) For areas where there is no mapped erosion hazard line, the shoreline setback line shall be two hundred feet from the shoreline as mapped by the department, except that:

(A) If the shoreline is established by a certified shoreline survey, then the shoreline setback line shall be calculated based on the lot's depth as follows:

(i) A lot that is not an irregularly shaped lot and that has an average lot depth of one hundred sixty feet or less shall have a shoreline setback line forty feet from the shoreline;

(ii) A lot that is not an irregularly shaped lot and that has an average lot depth of more than one hundred sixty feet shall have a shoreline setback line located at a distance from the shoreline equal to twenty-five percent of the average lot depth, but not more than one hundred fifty feet;

(iii) For irregularly shaped lots, the shoreline setback line will be the greater of forty feet or twenty-five percent of the lot's depth between its front lot line and rear lot lines as measured perpendicularly from the shoreline, to a maximum of one hundred fifty feet from the shoreline.

(B) In areas where the safe conduct of a certified shoreline survey would be inhibited by cliffs, bluffs, or other topographic features and where the shoreline is fixed by such features, the shoreline setback shall be forty feet as measured from the top of a cliff or bluff, all as determined by the director

(C) In areas where the safe conduct of a certified shoreline survey would be inhibited by cliffs, bluffs, or other topographic features and where the shoreline is not fixed by such features, the shoreline setback shall be the greater of forty feet or twenty-five percent of the lot's lot depth between its front lot line and rear lot lines as measured perpendicularly from the shoreline, to a maximum of one hundred fifty feet from the approximate shoreline as mapped by the department.

(b) Notwithstanding any provision of this section to the contrary, any structures and activities not otherwise allowed under these rules may be built and carried out within [a lot shall have a shoreline setback line at a distance from the shoreline that provides for the] a lot's minimum buildable depth;

provided that, in no case shall ~~[the shoreline setback line]~~ such structures and activities be located less than [twenty-five] forty feet from the shoreline.

(c) Prior to commencement of grubbing, grading, or construction activities, the shoreline setback line shall be identified on the ground and posted with markers, posts, or other appropriate reference marks by a surveyor licensed in the State of Hawaii.”

[Eff 12/26/06] (Auth: HRS §§205A-2, 205A-43.6, 205A-45; Maui County Charter §§8-8.4, 13-2(15)) (Imp: HRS §§205A-2, 205A-45)

5. Section 12-203-7 is amended to read as follows:

“§12-203-7 Request for [a shoreline setback determination or an annual erosion hazard rate amendment.] an amendment to a shoreline setback line established by the erosion hazard line or the approximate shoreline mapped by the department. (a) A request for [a shoreline setback determination or an annual erosion hazard rate amendment] an amendment to a shoreline setback line established by the erosion hazard line or the approximate shoreline mapped by the department shall be submitted to the department on a form prescribed by the director and shall be accompanied by applicable information to assist in the [determination,] consideration of the request, which could include [but not be limited to] a certified shoreline survey; [construction] development plans, if any; existing and finish contours; photographs of the shoreline [setback] area; written [reasons] justification addressing compliance with the criteria set forth in these rules; an opinion from coastal engineer, coastal geologist or similar professional setting forth the reasons an amendment is appropriate for the subject lot; and analysis of coastal erosion and shoreline processes. The director shall approve, approve with conditions, or deny a request for a shoreline setback [determination] line amendment in accordance with [the criteria set forth in] these rules. The director shall transmit any request for [an annual erosion hazard rate] a shoreline setback line amendment with all relevant information to appropriate agencies for review and comment. Upon consultation with various agencies, the director shall approve or approve with conditions, a request for [an annual erosion hazard rate] a shoreline setback line amendment if the director finds that based on clear and convincing evidence the best parcel-specific [estimate of historical shoreline change differs from the established rate.] setback differs from the setback established by the erosion hazard line. The director shall take action on any application for [an annual erosion hazard rate] a shoreline setback line amendment within thirty days from the date final agency comments are received and the application is deemed complete by the director.

(b) The director shall notify the commission, at the commission’s next regularly scheduled meeting, of any [application for, or] issuance of[,] a shoreline setback [determination or annual erosion hazard rate] amendment, receipt of which shall be acknowledged by the commission. Such notification shall include~~[, but not be limited to,]~~ the name of each applicant, the location and purpose of the development, if any, and the shoreline setback [determination.]

line amendment.”

[Eff 11/27/03] (Auth: HRS §§205A-2, 205A-43.6, 205A-45; Maui County Charter §§8-8.4, 13-2(15)) (Imp: HRS §§205A-2, 205A-45)

6. Section 12-203-8 is amended to read as follows:

“§12-203-8 Determination of the shoreline. [(a)] The director may require an applicant to provide a certified shoreline survey for any activity in the shoreline area. The shoreline shall be established and certified in accordance with the procedures prescribed by the board of land and natural resources; provided that, no determination of a shoreline shall be valid for a period longer than [twelve months] the duration established by the board of land and natural resources, except for those portions of the shoreline which are fixed by [man-made structures, which have been approved by appropriate government agencies, and for which engineering drawings exist to locate the interface between the shoreline and the structure.] naturally stable geologic features that are not eroding as determined by the director.”

[Eff 11/27/03] (Auth: HRS §205A-42; Maui County Charter §§8-8.4, 13-2(15)) (Imp: HRS §§205A-42, 205A-43, 205A-43.6, 205A-45)

7. Section 12-203-9 is amended to read as follows:

“§12-203-9 [Site] Development plans. Unless otherwise required by the director, all development and site plans showing the location of the shoreline and shoreline setback line of a lot shall:

(1) Be drawn to the scale of 1"=20'0";

(2) Show the shoreline, existing site conditions including human-caused and natural features such as large trees, rock outcroppings, or other known sensitive environmental areas such as special flood hazard area, coastal dune, tsunami zone, erosion hazard line within the parcel, 3.2-foot sea level rise exposure area, wetland, streams, estuary or geologically hazardous land, and existing conditions along properties immediately adjacent to the subject lot; and

(3) Show contours at a minimum interval of two feet; and

(4) Show all natural and man-made features in the subject area].”

[Eff 11/27/03] (Auth: HRS §§205A-2, 205A-43.6, 205A-45; Maui County Charter §§8-8.4, 13-2(15)) (Imp: HRS §§205A-43.6, 205A-45)

8. Section 12-203-10 is amended to read as follows:

“§12-203-10 Structures and activities subject to these rules; exceptions. All structures and activities located or proposed to be located within the shoreline area including subdivisions shall be subject to these rules and conform to the requirements of this chapter. [The] Other than the following exceptions, the requirements of this chapter shall not abrogate the requirements of any other

applicable statutes, codes, ordinances, rules and regulations, or other law. Construction immediately inland of the shoreline area shall also be subject to these rules until a certified and confirmed survey map, prepared in accordance with the provisions of section 12-203-8 herein, is filed with the department.

The following actions are not subject to these rules and do not require approval pursuant to section 12-203-13, except that these activities may require implementation of relevant best management practices published by the department. Those who propose any use, activity, or operation pursuant to subsections g, h, i, j, and k below in the shoreline area must complete, and submit to the department before the use, activity or operation is initiated, a declaration form as provided by the department and made accessible to the public, that may establish action-specific Best Management Practices and other appropriate restrictions:

(a) Transfer of land title; creation or termination of easements, covenants, or other rights in structure or land that do not impair shoreline access;

(b) Normal and customary agricultural activities on land currently or historically used for such activities, provided that appropriate best management practices to control or minimize pesticide and sediment runoff are implemented to minimize impacts to nearshore waters;

(c) Changes in uses or operations, including changes between short-term and long-term occupancy of dwelling units and various uses of beach parks that are under county or state jurisdiction, that do not increase the density or intensity of use as determined by the director. Increases in the density or intensity of use can be demonstrated by increased off-street parking requirements pursuant to title 19, Maui County Code or increased storage needs;

(d) Archaeological, geophysical, percolation, engineering, soils, and other scientific testing conducted by a licensed archaeological or scientific professional involving temporary excavation limited to the minimum extent determined necessary and appropriate or as approved by the State Historic Preservation Division, and employing best management practices protective of the environment and natural and cultural resources;

(e) Traditional native Hawaiian cultural practices that are conducted or led by native Hawaiian cultural practitioners and that do not negatively impact the shoreline area; this includes protection and stabilization of iwi kupuna using best management practices.

(f) During the applicable timeframe of a Governor's or Mayor's disaster or emergency declaration or proclamation, while required permits are obtained and while using best management practices to protect natural and cultural resources:

(i) the removal and disposal of disaster debris that does not expand the area of disturbance; emergency structure stabilization and control erosion and runoff;

(ii) emergency repairs to roofs and windows that do not expand the footprint or use of the habitable structure while required permits are obtained;

(iii) emergency installation of protective measures to protect habitable structures provided such measures are temporary and limited in scale.

(g) Nonstructural interior maintenance, repairs, and renovations to existing, lawfully established structures that involve no expansion, no ground disturbance, and do not increase the density or intensity of use, such as paint, floors, carpets, cabinets, and interior walls and doors, limited to a cumulative valuation of less than \$500,000 in any 24-month period for a single ownership on a single lot or set of lots composing a unified building site, provided a declaration is filed with the department committing to implementing best management practices required by the department. Increases in the density or intensity of use can be demonstrated by increased off-street parking requirements pursuant to title 19, Maui County Code, increased storage needs, or other effects as determined by the director;

(h) Nonstructural exterior maintenance, repairs, and renovations to existing, lawfully established structures that involve no ground disturbance, such as doors, windows, shutters, siding, roof repairs or replacement and, for structures erected in 1981 or after, to protect against impacts from lead-based paint, painting with related preparatory work, limited to a cumulative valuation of less than \$500,000 in any 24-month period for a single ownership on a single lot or set of lots composing a unified building site, provided a declaration is filed with the department committing to implementing best management practices required by the department;

(i) Operation and maintenance activities for existing public roadways and drainage systems, subject to approval by the applicable state or county agency, such as vegetation management activities, including tree trimming and cutting and vegetation removal, and clearing obstructions including beach sand accumulations that block publicly-owned drainage ways, provided that beach sand is placed on adjacent beaches or dunes, and the obstruction consists solely of beach sand that is removed to the minimum volume and depth necessary to allow for passage of flood waters, and including roadway pavement patching, repair, restriping and grooving but not including resealing, resurfacing or reconstruction, and provided a declaration is filed with the department committing to implementing best management practices required by the department.

(j) With the application of best management practices to protect the marine and land environment, emergency protection of water, wastewater or stormwater infrastructure managed by the Department of Water Supply, Department of Environmental Management, or the

Department of Public Works when such infrastructure at imminent risk of failure which would substantially affect public health or safety, including significant water loss, or contamination of surface water, land, or water supply, provided a declaration is filed with the department.

(k) Patching, repairs, and resurfacing of existing driveways and parking lots less than 1,000 square feet provided a declaration is filed with the department committing to implementing best management practices required by the department.”

[Eff 11/27/03] (Auth: HRS §§205A-2, 205A-43.6, 205A-45; Maui County Charter §§8-8.4, 13-2(15)) (Imp: HRS §§205A-43.6, 205A-45)

9. Section 12-203-11 is amended to read as follows:

“§12-203-11 Prohibited activities within the shoreline area. The mining or taking of sand, dead coral or coral rubble, rocks, soil, or other beach or marine deposits from the shoreline area is prohibited with the following exceptions:

[(1) The taking from the shoreline area of the materials, not in excess of one gallon per person per day, for reasonable, personal noncommercial use; or]

[(2)](1) Where the mining or taking is authorized by a variance pursuant to these rules; or

[(3)](2) The clearing of these materials from existing drainage pipes and canals and from the mouths of streams including clearing for the purposes under HRS section 46-11.5; provided that, the sand is removed to the minimum volume and depth necessary to allow for passage of flood waters and shall be placed on adjacent areas unless such placement would result in significant turbidity or would otherwise be detrimental to the shoreline environment; or

[(4)](3) The cleaning of the shoreline area for state or county maintenance purposes, including the clearing of seaweed, limu, and debris under HRS section 46-12; provided that, the sand removed shall be placed on adjacent areas unless the placement would result in significant turbidity[.] or would otherwise be detrimental to the shoreline environment.”

[Eff 11/27/03] (Auth: HRS §§205A-2, 205A-43.6, 205A-45; Maui County Charter §§8-8.4, 13-2(15)) (Imp: HRS §§46-11.5, 46-12, 205A-43.6, 205A-44, 205A-45)

10. Section 12-203-12 is amended to read as follows:

“§12-203-12 [Permitted] Allowable structures and activities within the shoreline [setback] area. (a) The following structures and activities [are] may be permitted in the shoreline [setback] area subject to the application and approval procedures pursuant to section 12-203-13:

(1) Existing lawful nonconforming [structures/activities.] structures or activities.

(2) A structure or activity that received a shoreline variance or administrative approval from the director prior to the adoption



of these rules[. Said] provided the variance [/] or approval [be] remains valid.

- (3) A structure or activity that is necessary for, or ancillary to, continuation of agriculture or aquaculture existing in the shoreline [setback] area on June 16, 1989.
- (4) A structure or activity that consists of maintenance, repair, [reconstruction,] and minor additions or alterations of legal boating, maritime, or water sports recreational facilities, [which are publically owned,] and Hawaiian fishponds, and [which result] that results in no interference with natural beach processes; provided that the permitted structure may be repaired, but shall not be enlarged within the shoreline [setback] area without a variance.
- (5) [A structure, excluding those defined as nonconforming, that received a written governmental approval and is the subject of repairs,] Repairs to a lawful conforming structure beyond those allowed pursuant to section 12-203-10, provided that:
  - (A) The repairs [are valued by a licensed professional engineer or architect at] have a valuation of less than [fifty] 50 percent of the current replacement cost of the structure;
  - (B) The repairs do not enlarge or expand the structure, nor intensify the structure's use; and
  - (C) The repairs are permitted by the building code, flood hazard regulations, and special management area law.
- (6) Repairs, renovation or nonstructural improvements to a lawful nonconforming structure beyond those allowed pursuant to section 12-203-10, provided that:
  - (A) The repairs, renovations or nonstructural improvements that have a valuation of less than 10 percent of the current replacement cost of the structure over a ten-year period;
  - (B) The repairs, renovations or nonstructural improvements do not enlarge or expand the structure in a manner that increases the nonconformity, nor intensify the structure's use; and
  - (C) The repairs, renovations or nonstructural improvements are permitted by the building code, flood hazard regulations, and special management area requirements.
- [(6)](7) Repairs to a lawful nonconforming structure beyond those allowed pursuant to sections 12-203-10 and 12-203-12(a)(6) in a manner that is proportional and directly related to [that was damaged] damage by fire, insects, episodic natural disaster, accidental means, or [other] calamity, provided that:

- (A) The structure was not damaged by chronic coastal hazards including marine flooding, erosion, sea level rise, or undercutting or sink holes generated by sea level rise or wave action, king tides and storm surges beyond a total of 50 percent of its replacement value.
- (B) The repairs shall be commensurate with the damage, and not enlarge or expand the structure, nor intensify the structure's use, in a way that increases its nonconformity;
- (C) The repairs shall also be permitted by the building code, flood hazard regulations, and special management area law; [and]
- (D) The repairs shall be started within two-years from the date of the damage[.], and before construction can commence, be accompanied by a plan for mitigation to protect from subsequent similar damage, approved by the department;
- (E) The repairs shall have the same or a smaller footprint, shall be in the same location or be located mauka or be in an area less vulnerable to coastal hazards; alternatively, the repairs or complete reconstruction shall be conforming; and
- (F) This subsection shall not apply to critical public infrastructure such as waterlines, wastewater lines, drainage systems, and roadways where it is demonstrated that repairs are necessary to system functionality and relocation or retreat is not viable.
- (8) Lawfully constructed shoreline hardening structures that are critical to protecting a habitable structure or public infrastructure may be repaired or maintained with like-for-like materials up to 50 percent of its replacement value; otherwise, the structure shall not be repaired and shall be demolished and removed. The applicant shall provide a professionally certified construction estimate to demonstrate the replacement value of the structure, along with its size and dimensions, and documentation or evidence of the structure being lawfully nonconforming. The repairs or maintenance shall not substantially exceed the size, height or density of the original structure and shall implement BMPs;
- ~~[(7)]~~(9) Qualified demolition[.];
- ~~[(8)]~~(10) [Beach nourishment/dune restoration] Beach-nourishment, dune-restoration, sand-pushing, and coastal revegetation projects approved by all applicable governmental agencies[.];
- ~~[(9)]~~(11) A structure or activity that has been determined by the director to be a minor structure or minor activity within the

shoreline [setback] area [which] that does not adversely affect beach processes, does not artificially fix the shoreline, and does not interfere with public access or public views to and along the shoreline and which meets the purpose of this chapter[, HRS chapter 205A, as amended, and chapter 19.62, Maui County Code, relating to coastal high hazard districts.], the building code, flood hazard regulations, and special management area requirements;

(12) Adaptation of existing lawful or lawful nonconforming structures in response to their location within SLRXA, including relocation of a structure mauka of the SLRXA, reducing the size of a structure, elevating a structure within the existing footprint;

~~[(10)]~~[(13)][Emergency protection of an imminently threatened legally habitable structure, or infrastructure at imminent risk of failure which would substantially affect public health or safety, provided that:

(A) The protection is temporary and is removed within one hundred eighty calendar (180) days of installation;

(B) The protection receives approval in accordance with section 12-202-16, special management area rules of the Maui planning commission; and

(C) Given the significance of the emergency, the protection is the best management alternative in relation to beach, shoreline, and coastal resource conservation.]

Activities that have received a special management area emergency permit pursuant to section 12-202-16 of the special management area rules for the Maui planning commission;

(14) Nonstructural single-story enclosures of existing, lawfully established roofed residential lanais, decks, patios, balconies, carports, or similar structures that are accessory to single-family dwellings and multi-family dwellings and that are included in the definition of “floor area” in title 19 of the Maui County Code;

(15) Repair, construction, or reconstruction of critical public infrastructure beyond the activities allowed pursuant to section 12-203-10;

(16) Utility poles, tsunami sirens built to approved standard specifications, and accessory utility structures along existing utility corridors;

(17) Uses and structures established pursuant to section 12-203-6(b);

(18) Additions and alterations of structures, or intensification of use that involve only existing lawful structures and uses to

which they are subordinate and which are protected for their useful life by being located mauka of public facilities that are protected by shoreline hardening or natural features not subject to erosion, or the director determines that alterations will elevate the entire structure to be adequately protected for its useful life;

- (19) For areas protected by beach nourishment, new non-habitable structures and uses within forty feet immediately makai of a lot's minimum buildable depth, that are accessory to lawful structures and uses and that will be protected for their useful life by being located mauka of shorelines protected by beach nourishment;
- (20) Structures, such as wooden dune walkovers, that will enhance either vertical or lateral public shoreline access provided that they do not adversely affect beach processes, artificially fix the shoreline, or interfere with public access or public views to and along the shoreline;
- (21) Exterior installation on and maintenance, repairs, and renovations to existing, lawfully established structures that involve no ground disturbance and that are nonstructural, such as signage, wireless antennae and other transmission equipment, satellite dishes, and roof mounted equipment, such as photovoltaic and solar panels;
- (22) Patching, repairs, and resurfacing of existing driveways and parking lots greater than 1,000 square feet, including low impact development features as detailed in Hawaii's Low Impact Development Guide or other guidance where appropriate;
- (23) When associated with an existing lawful structure, site improvements, involving limited ground disturbance, such as installation of turf, shallow landscaping, irrigation, and manual invasive species control that does not use herbicides and does not involve grubbing or earth moving, installation of permeable pavement, and replacement of asphalt or concrete slabs and driveways;
- (24) When associated with an existing lawful structure, site improvements, involving limited ground disturbance such as the installation, removal, or maintenance of trees and shrubs and landscaping management plan implementation, utility pedestals, ground signs, water, sewer, and conduit lines, walls and fences up to four feet in height, telephone and light poles, mailbox posts, and solar panels, provided that that this does not include new wireless telecommunications towers, windmills and wind turbines;
- (25) Subdivisions in the shoreline area which ensure proposed

development will be placed mauka of the shoreline setback line and allow for a minimum buildable area for all subdivided lots and which provide public shoreline access;

- (26) Restaurant dining areas that do not exceed a total of 2,000 square feet within the established shoreline setback area per restaurant. Such use shall involve no ground-altering activity; shall not impede the natural movement of the shoreline, dunes, or vegetation; shall not impede public shoreline access or existing walkways; and shall be removed upon imminent threat of erosion, storm impact, or other anticipated hazard or calamity;

(b) All structures and activities not specifically permitted in this section are prohibited.

(c) If any new structures are proposed to be located within the shoreline [setback] area, the following restrictions shall apply:

- (1) All new structures shall be elevated on pilings or columns, in accordance with the standards for development in chapter 19.62, Maui County Code, relating to coastal high hazard districts, so that the lowest horizontal portion of the structural members of the lowest floor is elevated above the base flood elevation, or above existing grade, whichever is greater.
- (2) The applicant, its successors, and permitted assigns shall defend, indemnify, and hold the County of Maui harmless from and against any and all loss, liability, claim or demand arising out of damages to said structures or activities from coastal natural hazards and coastal erosion.
- (3) The construction of [all erosion control or] shoreline hardening structures or activities [with the exception of beach or dune nourishment activities, and landscape planting and irrigation,] shall be prohibited throughout the life of the structure or activity.

The requirements of subsections (c)(2) and (c)(3) shall run with the land and shall be set forth in a unilateral agreement recorded by the applicant with the bureau of conveyances or land court prior to the date of approval of all structures or activities. A copy of the recorded unilateral agreement shall be filed with the director and the director of public works.

[D](d) Minor structures or activities shall be completed or operating within one year from the later of the date of the department's determination or the date of approval of the last discretionary permit."

[Eff 11/27/03] (Auth: HRS §§205A-2, 205A-43.6, 205A-45; Maui County Charter §§8-8.4, 13-2(15)) (Imp: HRS §§205A-43.6, 205A-44, 205A-45; MCC Chapter 19.62)

11. Section 12-203-12.5 is added to read as follows:

“§12-203-12.5 Abandoned structures or structures imminently threatened by erosion. So that the structure does not become a hazard or threat to the public health, safety or welfare, or to cultural or natural resources, if a structure in the shoreline area is imminently threatened by erosion or abandoned, the property owner must apply for a qualified demolition pursuant to §12-203-12(a)(7) within 180 days of discovery; the property owner must initiate demolition within 180 days of approval and must complete demolition within 180 days of initiation, unless additional time is approved by the director.”

12. Section 12-203-13 is amended to read as follows:

“§12-203-13 Request for [a determination of] approval of structures and activities in the shoreline [setback] area. (a) [All] Other than the exceptions listed in §12-203-10, all proposed structures and activities in the shoreline [setback] area shall be subject to an assessment made by the director.

A request for [a determination] approval of structures and activities in the shoreline [setback] area shall be submitted to the department on a form prescribed by the director and shall be accompanied by applicable information to assist in the [determination,] assessment, which may include, but not be limited to; a certified shoreline survey; construction plans; a list of proposed plants and their growth at maturation; existing and finish contours; flood zones; topography; proximity to the shoreline; [and] any and all shoreline hardening structures; photographs of the shoreline [setback] area; an environmental assessment; written reasons addressing compliance with the criteria set forth in these rules; and an analysis of coastal erosion rates and shoreline processes. The director shall approve, approve with conditions, or deny such request in accordance with the criteria set forth in these rules, and chapter 12-202 of the special management area rules for the Maui planning commission.

(b) The director shall notify the commission, at the commission's next regularly scheduled meeting, of any application for, or issuance of, [determination] approval of structures and activities in the shoreline [setback] area, receipt of which shall be acknowledged by the commission. Such notification shall include[, but not be limited to,] the name of each applicant[, and the location [and purpose of the development, and the shoreline setback determination].”

[Eff 11/27/03] (Auth: HRS §§205A-2, 205A-43.6, 205A-45; Maui County Charter §§8-8.4, 13-2(15)) (Imp: HRS §§205A-43.6, 205A-44, 205A-45)

13. Section 12-203-14 is amended to read as follows:

“§12-203-14 Variance application. (a) A written application for a variance from shoreline setback requirements shall be made in a form prescribed by the director and shall be filed with the director. The application shall include development plans, site plans, photographs, and any other plans, drawings, maps, or [data] information determined by the director to be necessary to

evaluate the application. The application shall also include:

- (1) An administrative fee as established in the County budget;
- (2) Certification from the owner or lessee of the lot [which authorizes] authorizing the application for variance;
- (3) An environmental assessment or environmental impact statement prepared in accordance with HRS chapter 343, and the environmental impact statement rules and applicable guidelines of the State of Hawaii, or a chapter 343 exemption determination (OP);
- (4) The names, addresses, and the tax map key identification of owners of real property situated adjacent to and abutting the boundaries of the land on which the proposed use, activity, or operation is to occur;
- (5) A development plan and site plan of the shoreline [setback] area, drawn to scale; [, showing:
  - (A) Existing natural and man-made features and conditions within the shoreline setback area;
  - (B) Existing natural and man-made features and conditions along properties immediately adjacent to the shoreline setback area and proposed improvements;
  - (C) The certified shoreline and the shoreline setback line;
  - (D) Contours at a minimum interval of two feet unless waived by the director; and
  - (E) Proposed development and improvements showing new conditions;]
- (6) A copy of the certified shoreline survey of the property;
- (7) Detailed justification of the proposed project[, which] that addresses the purpose and intent of these rules and the criteria for approval of a variance;
- (8) Analysis of historical and anticipated coastal erosion [rates] and coastal processes[;] related to the subject property; and
- (9) Any other information required by the director.

(b) Upon a determination by the director that the application is complete and in compliance with HRS chapter 205A, part III, and this chapter, the director shall submit the application to the commission. If the application is determined to be incomplete by the director, the director shall return the application to the applicant with a written description identifying the portions of the application determined to be incomplete. The director shall submit a written report, and all [a copy of the application, and all other documents submitted on the application] relevant documents and information to the commission prior to the matter appearing on an agenda of the commission.

(c) Except as otherwise provided in this section, all applications for variances shall be heard, noticed, and processed as public hearing matters. Not less than thirty calendar days before the public hearing date, the applicant for a variance shall mail notices of public hearing by certified or registered mail,

postage prepaid, to owners of real property ~~[which abut]~~ that abuts or is adjacent to the parcel that is the subject of the application. Not less than thirty days prior to the public hearing date, the director shall publish a notice of public hearing once in a newspaper that is printed and issued at least twice weekly in the County and which is generally circulated throughout the County. The notice shall state the nature of the proposed development, the date, time, and place of the hearing, and all other matters required by law.

[(d) Exceptions. Prior to action on a variance application, the commission may waive a public hearing on the application for:

- (1) Stabilization of shoreline erosion by the moving of sand entirely on public lands;
- (2) Protection of a legal structure costing more than \$20,000; provided that, the structure is at risk of immediate damage from shoreline erosion;
- (3) Other structures or activities; provided that, no person or agency has requested a public hearing within twenty-five calendar days after public notice of the application. For the purposes of this section "public notice of the application" shall be publication of a notice of the application in a newspaper which is printed and issued at least twice weekly in the County of Maui, which informs the public of the subject matter of the application and which identifies the date and time by which a written request for a public hearing must be received by the commission; or
- (4) Maintenance, repair, reconstruction, and minor additions or alternations of legal boating, maritime or water sports recreational facilities, which result in little or no interference with natural shoreline processes.]”

[Eff 11/27/03] (Auth: HRS §§205A-43.5, 205A-46, 343-5; Maui County Charter §§8-8.4, 13-2(15)) (Imp: HRS §§205A-43.5, 205A-46, 343-5)

14. Section 12-203-15 is amended to read as follows:

“§12-203-15 Criteria for approval of a variance. (a) A [shoreline area] variance may be granted for a structure or activity otherwise prohibited by this chapter, if the commission finds in writing, based on the record presented, that the proposed structure or activity is necessary for or ancillary to:

- (1) Cultivation of crops;
- (2) Aquaculture;
- (3) Landscaping; provided that, the commission finds that the proposed structure or activity will not adversely affect beach processes and will not artificially fix the shoreline;
- (4) Drainage;
- (5) Boating, maritime, or water sports recreational facilities;
- (6) Facilities or improvements by public agencies or public



utilities regulated under HRS chapter 269;

- (7) Private facilities or improvements that are clearly in the public interest;
- (8) Private facilities or improvements [which] that will [neither] not adversely affect beach processes, result in flanking shoreline erosion (OP), nor artificially fix the shoreline; provided that, the commission also finds that hardship will result to the applicant if the facilities or improvements are not allowed within the shoreline area;
- (9) Private facilities or improvements that may artificially fix the shoreline; provided that, the commission finds that shoreline erosion is likely to cause hardship to the applicant if the facilities or improvements are not allowed within the shoreline area; and provided further that, the commission imposes conditions to prohibit any structure seaward of the existing shoreline unless it is clearly in the public interest, and provided that that the improvements or facilities shall not be in areas with sand beaches or where artificially fixing the shoreline may interfere with existing recreational or waterline activities unless it is clearly in the public interest (OP); or
- (10) Moving of sand from one location seaward of the shoreline to another location seaward of the shoreline; provided that, the commission also finds that the moving of sand will not adversely affect beach processes, will not diminish the size of the public beach, and will be necessary to stabilize an eroding shoreline.

(b) A structure or activity may be granted a variance upon grounds of hardship if:

- (1) The applicant would be deprived of reasonable use of the land if required to fully comply with the shoreline [setback] rules;
- (2) The applicant's proposal is due to unique circumstances and does not draw into question the reasonableness of the shoreline [setback] rules; and
- (3) The proposal is the practicable alternative [which] that best conforms to the purpose of [the shoreline setback] these rules.

(c) Before granting a hardship variance, the commission must determine that the applicant's proposal is a reasonable use of the land. Because of the dynamic nature of the shoreline environment, inappropriate development may easily pose a risk to individuals or to the public health and safety. For this reason, the determination of the reasonableness of the use of land should properly consider factors such as shoreline conditions, erosion, surf and flood conditions, and the geography of the lot.

(d) For purposes of this section, hardship shall not include: economic hardship to the applicant; [county] County zoning changes, planned development permits, cluster permits, or subdivision approvals after June 16,

1989; any other permit or approval [which] that may have been issued by the commission. If the hardship is a result of actions by the applicant, such result shall not be considered a hardship for purposes of this section.

(e) No variance shall be granted unless appropriate conditions are imposed:

- (1) To maintain and require safe lateral access to and along the shoreline for public use or adequately compensate for its loss;
- (2) To minimize risk of adverse impacts on beach processes;
- (3) To minimize risk of structures failing and becoming loose rocks or rubble on public property;[and]
- (4) To minimize adverse impacts on public views to, from, and along the shoreline. For purposes of this section only, "adversely impacts public views" means the adverse impact on public views and open space resources caused by new building structures exceeding a one-story or thirty-foot height limitation; and
- (5) To comply with chapters 19.62 and 20.08, Maui County Code, relating to flood hazard districts and erosion and sedimentation control respectively.

(f) Notwithstanding any provision of this section to the contrary, the commission may consider granting a variance for the protection of a legal [habitable] structure or public infrastructure; provided that, the structure is at risk of damage from coastal erosion, poses a danger to the health, safety and welfare of the public, and is the best shoreline management option in accordance with relevant state policy on shoreline hardening.

(g) The applicant may apply to the department for an amendment to the variance in a manner consistent with the procedures of section 12-202-17 of the special management area rules of the Maui planning commission."

[Eff 11/27/03] (Auth: HRS §205A-43.5, 205A-46; Maui County Charter §§8-8.4, 13-2(15)) (Imp: HRS §205A-43.5, 205A-46; MCC Chapters 19.62, 20.08)

15. Section 12-203-16 is amended to read as follows:

"§12-203-16 Enforcement. (a) The director shall enforce these rules in accordance with HRS chapter 205A.

(b) Any use, activity, construction, or operation pursuant to these rules and chapter 205A, HRS, as amended, that requires and fails to obtain shoreline approval or a variance, or has failed to comply with conditions established with any such approval, is a violation of these rules and chapter 205A, HRS. The violation shall be corrected by requiring the owner or violator to pay all applicable fines and take the following corrective actions:

- (1) Cease any unpermitted use, activity, or operation;
- (2) Remove, with appropriate permits, any unpermitted construction;
- (3) Obtain a shoreline approval or variance; or

(4) Other means determined by the director have been achieved. Applicable fines shall accrue until the violation is corrected. No other permit or approval shall be construed as shoreline approval pursuant to this part.

(c) If a portion of a constructed structure is situated within the shoreline area, and the structure has not been authorized with government agency permits required by law, then for purposes of enforcement of this part, the entire structure shall be construed to be entirely within the shoreline area and shall be subject to enforcement accordingly.

(d) Issuance of notice of violation and order.

(1) The owner shall, and the alleged violator may, be notified by the enforcement agency of an alleged violation of these rules and any approval, variance, or condition issued pursuant thereto. The director shall provide service by at least one of the following methods: certified or registered mail, regular mail with delivery confirmation, or personal service. If, after a reasonable effort has been made at least twice and is documented, and the owner and alleged violator have not been served, the director may provide service by posting on the property or by publishing the notice once per week for three consecutive weeks in a newspaper that is printed and issued at least twice weekly in the County and is generally circulated through the County. The date of service shall be the date on which the certified or registered mail is accepted, the date of regular mail delivery confirmation, the date of personal service, the date of posting on the property, or the date of the last publication in the newspaper.

(2) The notice of violation and order shall include the specific section of these rules that has been violated; the nature of the violation; and the remedy required or available, including cessation or removal of the violation, subject to applicable permitting requirements; that an initial civil fine be paid not to exceed \$100,000 per violation; that a civil fine be paid not to exceed \$10,000 per day for each day in which the violation persists, unless otherwise required or allowed by statute, in addition to the foregoing and any other penalties; and that the landowner or violator may appeal the notice of violation pursuant to section 12-203-18 within thirty days of the date of service. The filing of an appeal shall not correct or suspend any violation or stay the assessment and accumulation of fines. The following and other applicable and reasonable criteria shall be considered in assessing the initial and daily fines:

(A) Previous violations by the same person;

(B) The degree of damage to the environment, including damage to the shoreline and marine resources;

- (C) The degree of cooperation provided by the violator during the investigation;
  - (D) Amount necessary to deter future violations;
  - (E) Evidence of circumstances beyond the control of the violator;
  - (F) Whether the owner or violator knew or should have known that assessments or approvals were required; and
  - (G) The amount of time and resources required by the department to investigate and determine that a violation occurred.
- (3) The department, in consultation with the department of the corporation counsel, may institute a civil action in any court of competent jurisdiction for the enforcement of any settlement agreement or order issued pursuant to this section.
- (4) Nothing in this section shall prohibit the department, through the corporation counsel, from filing an order or motion directly with a court in the event that public health, safety and welfare may be at risk.”

[Eff 11/27/03] (Auth: HRS §205A-43.6; Maui County Charter §§8-8.4, 13-2(15))  
(Imp: HRS §205A-43.6)

16. Section 12-203-18 is amended to read as follows:

“§12-203-18 Appeal of director’s decision; filing the notice of appeal. (a) Appeal of the director’s decision including, but not limited to, the validity of the [annual erosion hazard rate, and] erosion hazard line, and the determination of minor [structures/activities,] structures or activities, may be made to the commission by the filing of a notice of appeal with the department not later than ten days after the receipt of the director’s written decision or, where the director’s decision is not required by the commission or these rules to be served upon appellant, not later than ten days after the meeting at which the commission received notification of the director’s decision. The notice of appeal shall be filed in accordance with section 12-201-20 of the rules of practice and procedure for the Maui planning commission. The department shall notify the commission, at the commission’s next regularly scheduled meeting, of the filing of the notice of appeal.

(b) For decisions other than enforcement proceedings pursuant to section 12-203-16, appeal of the director’s decision may be made to the commission by the filing of a notice of appeal with the department not later than ten days after the receipt of the director’s written decision, or, where the director’s decision is not required by the commission or these rules to be served upon appellant, not later than ten days after the meeting at which the commission received notification of the director’s decision. For enforcement proceedings pursuant to

section 12-203-16, appeal of a notice of violation may be made to the commission by the filing of a notice of appeal with the department within thirty days of the date of service. The notice of appeal shall be filed in accordance with section 12-201-20 of the rules of practice and procedure for the Maui planning commission. The department shall notify the commission, at the commission's next regularly scheduled meeting, of the filing of the notice of appeal.

(c) The director and the owner, violator or Appellant may negotiate a resolution to the violation, other dispute or appeal.

(d) The director and the owner, violator or Appellant may agree on a resolution that includes a reduction of any accumulated fines and correction of the violation, if applicable. If the resolution reduces the accumulated fines by \$50,000 or less, then the director will notify the owner or violator in writing and establish which party shall draft the agreement. At the commission's next regularly scheduled meeting, the director shall notify the commission of the agreement, receipt of which shall be acknowledged by the commission.

(e) If the director and the owner or violator agree on a resolution that reduces the accumulated fines by more than \$50,000, then the director will notify the owner or violator in writing and establish which party shall draft the agreement. The agreement shall be submitted to the commission for final action. The commission may accept, accept with modifications, or reject the agreement."  
[Eff 11/27/03] (Auth: HRS §§205A-43, 205A-43.5, 205A-43.6, 205A-45, 205A-49, Maui County Charter §§8-8.4, 13-2(15)) (Imp: HRS §§205A-43, 205A-43.5, 205A-43.6, 205A-45, 205A-49, Maui County Charter §§8-8.4, 13-2(15))

17. Section 12-203-23 is amended to read as follows:

"§12-203-23 Contested case hearing on appeal. The commission shall hold a contested case hearing on the appeal. The director, the appellant, and, where the appellant is someone other than the applicant, the applicant shall be parties to the proceedings. Subchapters 3, 4, and 5 of chapter 12-201 of the rules of practice and procedure for the Maui planning commission, relating to petitions to intervene, contested case procedures, and [post hearing] post-hearing procedures, respectively, shall govern the proceedings, except that petitions to intervene on an appeal shall be filed with the commission no later than ten days after the meeting at which the commission received notification of the filing of an appeal."

[Eff 11/27/03] (Auth: HRS §§205A-43, 205A-43.5, 205A-43.6, 205A-45, 205A-49, Maui County Charter §§8-8.4, 13-2(15)) (Imp: HRS §§205A-43, 205A-43.5, 205A-43.6, 205A-45, 205A-49, Maui County Charter §§8-8.4, 13-2(15))

18. Material to be repealed is bracketed. New material is underscored. In printing these rules, the department need not include the brackets, the bracketed material, or the underscoring.

19. These rules shall take effect 180 days after filing with the Office of the County Clerk. Applications submitted prior to the effective date shall be processed in accordance with the rules in effect at the time the application was submitted unless the applicant chooses to be subject to these amendments and so informs the department in writing.

2019-1089  
2022-11-25 Ch 203 Shoreline Rules (Ramseyer)

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, at Wailuku,  
Maui, Hawaii.

MAUI PLANNING COMMISSION

---

P. DENISE LACOSTA  
Chairperson

---

MICHAEL VICTORINO  
Mayor, County of Maui

Approved this \_\_\_\_\_ day of  
\_\_\_\_\_, 20\_\_.

APPROVED AS TO FORM  
AND LEGALITY:

---

MICHAEL HOPPER  
Deputy Corporation Counsel  
County of Maui  
LF2019-1089  
2022-11-25 Ch 203 Shoreline Rules (Ramseyer)

Received this \_\_\_\_\_ day of  
\_\_\_\_\_, 20\_\_.

---

KATHY KAOHU  
Clerk, County of Maui

## CERTIFICATION

I, MICHELE MCLEAN, Planning Director, County of Maui, do hereby certify:

1. That the foregoing is a full, true, and correct copy of the amendments to Chapter 203, Shoreline Rules for the Maui Planning Commission, drafted in Ramseyer format, pursuant to the requirements of Section 91-4.1, Hawaii Revised Statutes, which were adopted on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by affirmative vote of the proper majority following a public hearing on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, and filed with the Office of the County Clerk.
2. That the notice of public hearing on the foregoing rules was published in The Maui News on the \_\_\_\_ day, of \_\_\_\_\_, 20\_\_.

COUNTY OF MAUI

---

MICHELE MCLEAN, AICP  
Planning Director